

REPORT - PLANNING COMMISSION MEETING
September 25, 2003

Project Name and Number: FIRE STATION #8 (PLN2004-00049)

Applicant: City of Fremont

Proposal: To consider a finding for General Plan conformity to allow the acquisition of property for a proposed fire station site in the Centerville Planning Area.

Recommended Action: Find that proposed acquisition conforms to the General Plan, based on findings stated in Exhibit "A".

Location: 35659 Fremont Boulevard in the Centerville Planning Area.

APN: 543-394-29-2

Area: .94 acre

Owner: Rockwell Homes

Agent of Applicant: William McDonald, Fire Chief; Jake Lavin, Project Manager

Environmental Review: A Mitigated Negative Declaration has been prepared for this project.

Existing General Plan: Medium Density Residential, 11-15 Units per Acre

Existing Zoning: Planned District

Existing Land Use: Vacant

Public Hearing Notice: Public hearing notification is applicable. 277 notices were mailed to owners and occupants of property within a minimum radius of 500 feet from the site on the following streets: Fremont Boulevard, Colima Court, Sunset Terrace, Bacinada Drive, Bacinada Court, Rosalita Court, Tamayo Street, McCarty Common, Stowe Common, Kettering Terrace, Marshall Terrace, Nicolet Avenue, Lorenzo Terrace, Malva Terrace, Grama Terrace, Lana Terrace, Cadiz Drive, Cadiz Court, and Jacinto Drive. The notices to owners and occupants were mailed on September 15, 2003. A Public Hearing Notice was delivered to The Argus newspaper on September 10, 2003 to be published by September 15, 2003.

Executive Summary: The applicant requests a finding of General Plan conformity to allow the acquisition of property for a proposed fire station site in the Centerville Planning Area.

Background and Previous Actions: In November 2002 a Fire Safety Bond measure was approved by 74% of the voters of Fremont. The \$51 million Fire Safety Bond will fund land acquisition and construction of three new Fire Stations, seismic retrofit of the remaining stations, and a public safety training center. The City has begun land acquisition for one of the new stations. On September 17, 2002 a community meeting was held to introduce nearby residents and property owners to the project. The site was previously approved for a twelve unit townhouse development, Brookvale Villas (PLN2002-00339).

Project Description: The City of Fremont is requesting that the Planning Commission find that City acquisition of the proposed site at 35659 Fremont Boulevard is in conformance with the General Plan. The purpose of the property acquisition is to allow the City to develop a new fire station to replace the existing Fire Station #8 now located at 3723 Darwin Drive. The proposed site is approximately one acre. The project site is located in an area with existing residential

and commercial development on all sides of the site. There is not a development plan for the Planning Commission to consider now because no specific site plan or architectural design has yet been developed by the City. Staff anticipates a future community meeting regarding the design of the project. The project will return to Planning Commission with a General Plan Amendment to designate the site as a Fire Station location and a major amendment to the Planned District zoning for site plan and architectural review.

Fire Station #8 is anticipated to be approximately 10,000 square feet with three apparatus bays. It will house one engine company (three personnel), with room for expansion, as well as reserve apparatus. The building will have a kitchen, dining room, day room, fitness room, bedrooms, office area, sink/work area, turnout room, project and supplies work area and storage, restrooms, public area, and other features that a building of this size and use would require. The project will include a security gate at the front of the property and a masonry wall or fence around the remainder of the site. There will be on-site public parking. There will be an emergency generator and fuel tank. There will be solar panels, likely arrayed on the roof. The building may be one or two stories in height. There will be an outdoor patio area and landscaping in both public and secured areas. The building will be staffed and operational as a fire station 24-hours a day, 365 days a year.

Legal Requirement for Public Land Acquisition: California Government Code Section 65402 establishes requirements for review of public property transactions by local planning agencies. Pursuant to the State code, the City of Fremont is required to submit all acquisitions of property for public purposes to the Planning Commission. The City may not acquire any property until the location, purpose and extent of the acquisition has been reviewed by the Planning Commission as to conformity with the adopted general plan. The law requires the Commission to render its report on conformity within 40 days after the matter was submitted.

While there is no legal requirement that the Planning Commission hold a public hearing on a finding for conformity with the General Plan, this procedure has been observed for other public acquisitions. The public hearing will help assure that adequate public notice is provided as to the intent to purchase the site for a City fire station, and that the public is allowed to provide comments early in the planning process. Assuming the Planning Commission finds that the acquisition of the subject site is in conformity with the General Plan, the City Council will consider the proposed acquisition at its meeting of October 7, 2003.

General Plan and Zoning Conformance: The existing location of Fire Station #8 is in a converted residence and was meant to be a "temporary" location. A new fire station is preferably located on an arterial street and is approximately one acre in size. The Fire Department has a computer model of incidents and coverage of the City. The site is considered in context of all districts and the number of calls received by all stations. The three busiest stations are located in the Central, Centerville, and Irvington areas. Those three stations receive half of all emergency calls.

Fire Department staff considered several sites for this replacement station. The proposed site would provide fire protection for the northern area of the City of Fremont and response elsewhere in the City of Fremont by providing improved fire response facilities. The proposed site is approximately one acre and located on an arterial street. The new fire station location is expected to support the Fire Department goal of responding to emergency calls within 5 minutes on 95% of the calls. The proposed acquisition of land for a fire station is consistent with the following objective, policy, and implementation measures of the General Plan:

Fundamental Goals of the General Plan:

Goal F-10: PUBLIC SERVICES RESPONSIBLY MANAGED AND EQUITABLY DISTRIBUTED THROUGHOUT THE CITY.

Public services must continue to be equitably distributed throughout the city. To the maximum degree feasible, all areas should be equally served by parks, fire stations, libraries, and other public facilities and services.

Health and Safety Goals and Policies:

Objective HS 4.1:	Development locations and standards which limit the potential health and safety risks, and the risks of severe economic loss due to fire hazards.
Policy HS 4.1.1:	Provide an adequate level of fire equipment and personnel to protect the community.
Implementation 1:	Continue to implement plan for improving fire service through expansion to 11 stations, movement of stations and other improvements.
Objective HS 5.1:	Maximum feasible achievement of a five minute response time for areas where response time for areas where response time is identified as achievable.
Policy HS 5.1.2:	Consider improvements in services and facilities to provide maximum feasible achievement of a five minute response within the City.

Environmental Analysis: A Mitigated Negative Declaration has been prepared for this project. The comment period began September 17, 2003 and ends October 7, 2003. The City Council is tentatively scheduled to review the proposed environmental document on October 7, 2003. The Commission may provide comments on the environmental document at this time.

Enclosures: Locational Map

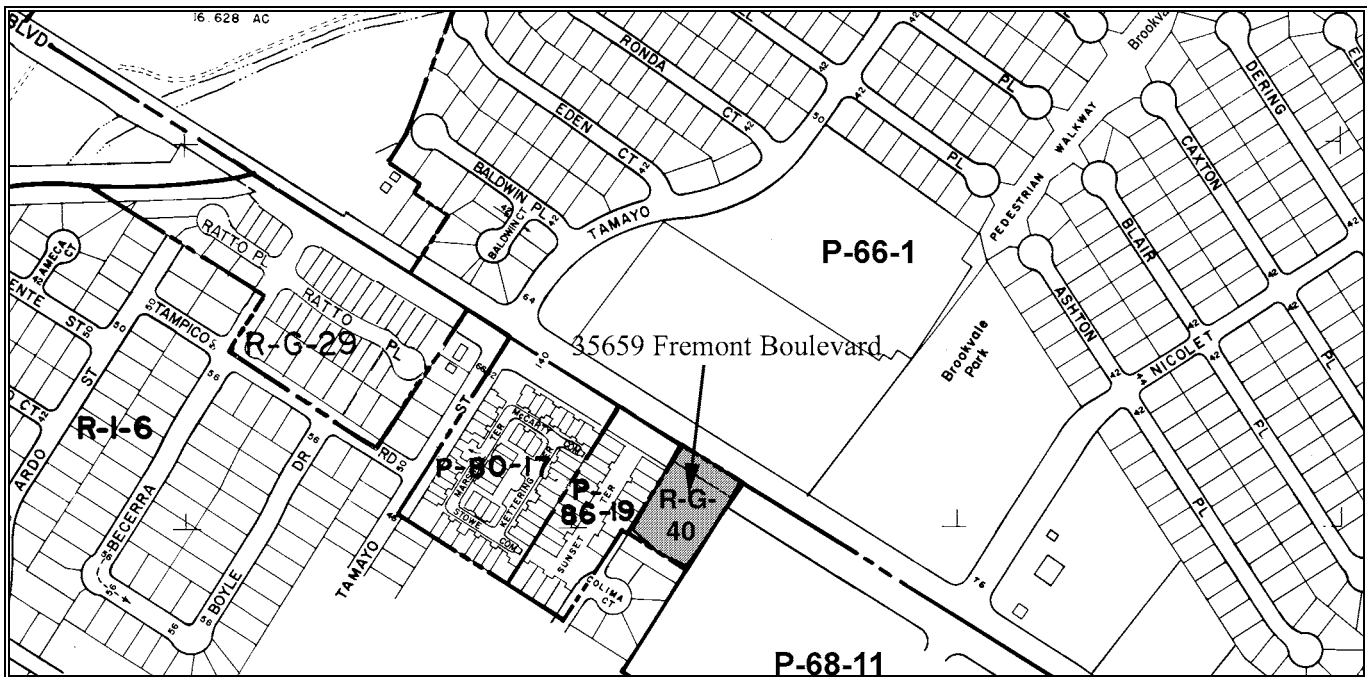
Informational: Initial Study and draft Mitigated Negative Declaration

Exhibits: Exhibit "A" (Findings)

Recommended Actions:

1. Hold public hearing.
2. Find that PLN2004-00049 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Fundamental Goals and Health and Safety Chapters, as set forth in Exhibit A, hereby adopted by reference.

Existing Zoning
Shaded Area represents the Project Site



Existing General Plan

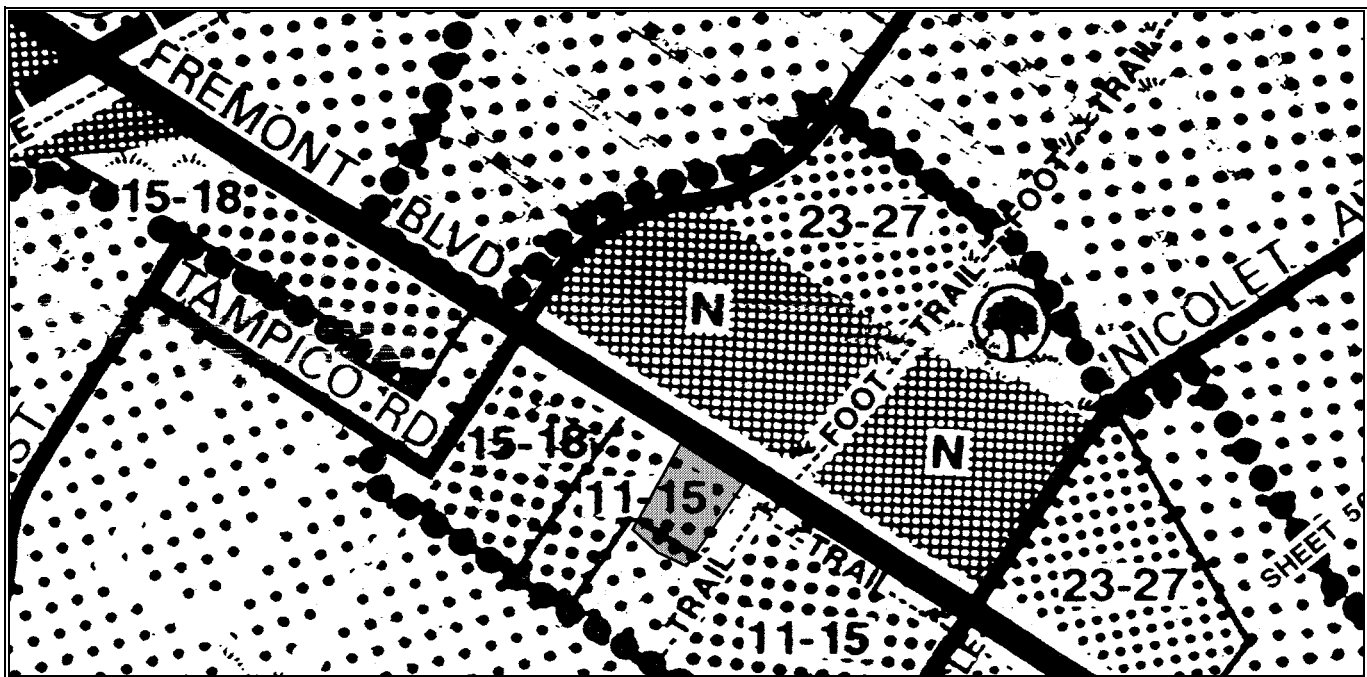


EXHIBIT "A"
FIRE STATION #8
(PLN2004-00049)

FINDINGS

1. The findings below are made on the basis of information contained in the staff report to the Planning Commission dated September 25, 2003, incorporated herein.
2. The Planning Commission has considered the location, purpose and extent of the proposed acquisition by the City of Fremont of a .94 acre site located at 35659 Fremont Boulevard, for the purpose of developing a new fire station. The Planning Commission hereby finds that the proposed acquisition conforms to the adopted Fremont General Plan as adopted in 1991, and would contribute to realization of Fundamental Goals of the General Plan, specifically Goal F-10: Public services responsibly managed and equitably distributed throughout the City. Public services must continue to be equitably distributed throughout the city. To the maximum degree feasible, all areas should be equally served by parks, fire stations, libraries, and other public facilities and services.
3. The Planning Commission further finds that the proposed acquisition would conform with the following General Plan policies, objectives and implementation measures:

Objective HS 4.1: Development locations and standards which limit the potential health and safety risks, and the risks of severe economic loss due to fire hazards.

Policy HS 4.1.1: Provide an adequate level of fire equipment and personnel to protect the community.

Implementation 1: Continue to implement plan for improving fire service through expansion to 11 stations, movement of stations and other improvements.

Objective HS 5.1: Maximum feasible achievement of a five minute response time for areas where response time for areas where response time is identified as achievable.

Policy HS 5.1.2: Consider improvements in services and facilities to provide maximum feasible achievement of a five minute response within the City.